

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVED
MAY 30 2003
HARFORD COUNTY COUNCIL

Case No. 5362
Date Filed 5/22/03
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5362 MAP 49 TYPE Variance

ELECTION DISTRICT 3 LOCATION 1421 Fountain Glen Drive, Bel Air, Md. 21015

BY James R. and Carrie L. Hainley

Appealed because a variance pursuant to Section 267-41D(5)(e) and (6) of the Harford County Code to disturb the NRD Buffer in a R2/COS District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name JAMES ROBERT HAINLEY Phone Number 410-803-0653

Address 1421 FOUNTAIN GLEN DR. BEL AIR, MD. 21015
Street Number Street City State Zip Code

Co-Applicant CARRIE LYNN HAINLEY Phone Number 410-803-0653

Address 1421 FOUNTAIN GLEN DR. BEL AIR, MD. 21015
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Rev. 12/02

Hearing: 7/23/03

Land Description

Address and Location of Property 1421 FOUNTAIN GLEN DR. P&L AIR, MD. 21015
LOT# 273 IN THE COMMUNITY OF FOUNTAIN GLEN.

Subdivision FOUNTAIN GLEN

Lot Number 273

Acreage/Lot Size 0.182 ACRE

Election District THIRD

Zoning R2 / COS

Tax Map No. 49

Grid No. 2E

Parcel 317

Water/Sewer: Private ☐

Public ☒

List ALL structures on property and current use: HOUSE WITH 2 CAR GARAGE, A DECK
BEHIND GARAGE; OUR HOME.

Estimated time required to present case: 15 MIN.

If this Appeal is in reference to a Building Permit, state number NO

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes ☐ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes ☒ No ☐

Request

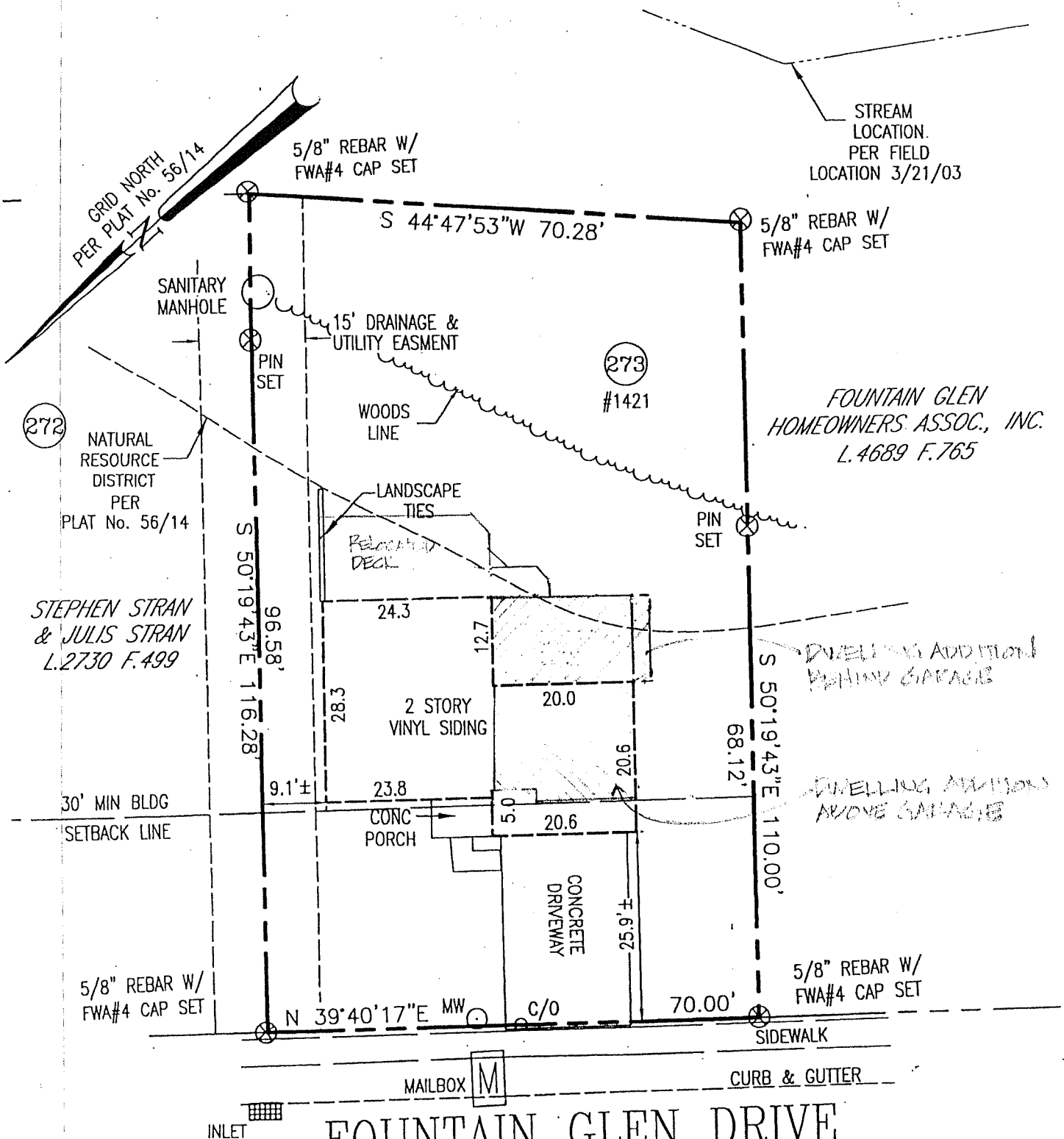
NRD VARIANCE TO REPLACE EXISTING DECK WITH LIVABLE SPACE,
IE: FAMILY ROOM WITH FULL BASEMENT & BED ROOMS ABOVE.
APPROX. 30 S.F. OF THE 12'-8" X 20'-0" ADDITION WILL EXTEND BEYOND
THE SETBACK LINE. THE DECK WILL BE RELOCATED BEHIND THE EXISTING
HOUSE. PLEASE SEE ATTACHED PLANS / DRAWINGS.

Justification

THIS WILL PROVIDE THE HOUSE WITH A FIRST FLOOR FAMILY ROOM
THAT MATCHES HOMES OF THIS SAME FLOOR PLAN BY THE SAME
BUILDER IN THE COMMUNITY. WE HAVE A YOUNG AND GROWING
FAMILY THAT IS IN NEED OF ADDITIONAL LIVING SPACE. WE
ALSO WANTED TO STAY IN THIS SCHOOL DISTRICT, NEIGHBORHOOD & HOUSE.
WE ARE THE ORIGINAL OWNERS WHO HAVE INTERESTS IN PROTECTING &
MAINTAINING THE TREASURE OF THE NRD BEHIND US.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

I HAVE NO ROOM FOR EXPANSION BECAUSE ALMOST 50% OF
MY LOT IS TAKEN BY THE NRD.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION DURING MARCH 2003 AND WAS MADE
IN ACCORDANCE WITH MARYLAND STATE SURVEY STANDARDS FOR
BOUNDARY SURVEYS.

John V. Mettee III
JOHN V. METTEE III
PROFESSIONAL LAND SURVEYOR No. 10851

3/21/03
DATE

